018.0	0005	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,026,700	/	1,026,700
USE VALUE:	1,026,700	/	1,026,700
ASSESSED:	1,026,700	/	1,026,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CHESWICK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBEN MARC &
Owner 2:	LYDGATE JOANNA
Owner 3:	
Street 1:	4 CHESWICK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LIM JONATHAN P & JILL E -
Owner 2:	-
Street 1:	4 CHESWICK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,878 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5878.000	519,800		506,900	1,026,700
Total Card	0.135	519,800		506,900	1,026,700
Total Parcel	0.135	519,800		506,900	1,026,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.97 | /Parcel: 474.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	12970
GIS Ref	
GIS Ref	
Insp Date	11/15/17

!1545!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	519,800	0	5,878.	506,900	1,026,700	1,026,700	Year End Roll	12/18/2019
2019	101	FV	355,100	0	5,878.	656,000	1,011,100	1,011,100	Year End Roll	1/3/2019
2018	101	FV	354,400	0	5,878.	417,400	771,800	771,800	Year End Roll	12/20/2017
2017	101	FV	354,400	0	5,878.	381,700	736,100	736,100	Year End Roll	1/3/2017
2016	101	FV	354,400	0	5,878.	310,100	664,500	664,500	Year End	1/4/2016
2015	101	FV	334,700	0	5,878.	310,100	644,800	644,800	Year End Roll	12/11/2014
2014	101	FV	334,700	0	5,878.	282,700	617,400	617,400	Year End Roll	12/16/2013
2013	101	FV	334,700	0	5,878.	268,900	603,600	603,600		12/13/2012

PRINT

Date	Time
12/10/20	17:07:34

LAST REV

Date	Time
07/18/19	09:38:11
danam	
1545	

USER DEFINED

Prior Id # 1:	12970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIM JONATHAN P	1480-24		10/7/2015		855,000	No	No		
HALLORAN TIMOTH	1386-148		7/21/2010		647,500	No	No		
FLAHERTY MICHAE	1339-78		6/22/2007		625,000	No	No		
DI NATALE ANTHO	1257-17		8/22/2002		500,000	No	No		
DINATALE ANTHON	1198-199		12/30/1998	Family	10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/29/2018	710	Siding	38,015	C				
4/4/2018	357	Dormers	82,000	C				
4/8/2011	250	Manual	957					
2/24/2003	119	Renovate	19,700					

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	Left Notice	DGM	D Mann
7/18/2019	Permit Visit	DGM	D Mann
11/15/2017	Inspected	BS	Barbara S
11/2/2017	MEAS&NOTICE	BS	Barbara S
5/6/2009	Entry Denied	372	PATRIOT
12/5/2002	MLS	MM	Mary M
10/6/1999		243	PATRIOT
8/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5878		Sq. Ft.	Site		0	85.	1.01	2									506,890						506,900	

Total AC/HA: 0.13494 | Total SF/SM: 5878 | Parcel LUC: 101 One Family | Prime NB Desc: KEL/MANOR | Total: 506,890 | Spl Credit | Total: 506,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.21818185
Const Adj.:	1.00289965
Adj $ / SQ:	164.931
Other Features:	114759
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544912
Depreciation:	25066
Depreciated Total:	519846

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

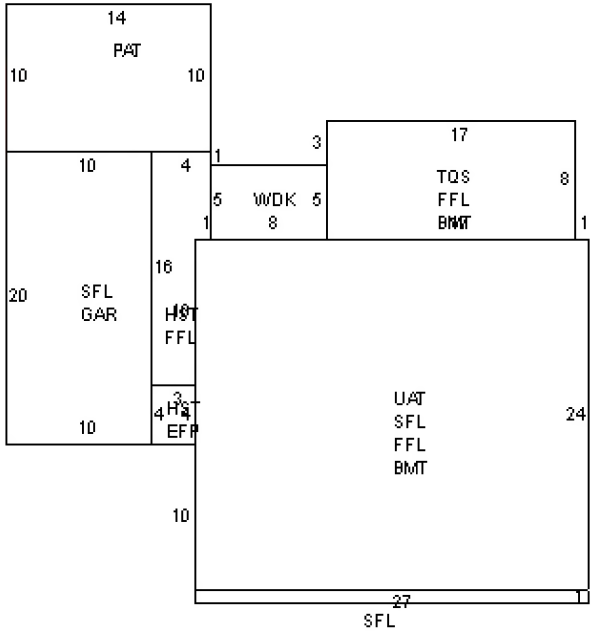
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.42
Special Features:	0	Val/Su Net:	163.15
Final Total:	519800	Val/Su SzAd	281.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	875	164.930	144,315
FFL	First Floor	838	164.930	138,213
BMT	Basement	784	73.230	57,412
GAR	Garage	200	27.580	5,516
UAT	Upper Attic	162	65.970	10,688
PAT	Patio	140	4.940	692
TQS	3/4 Story	102	164.930	16,823
WDK	Deck	40	16.050	642
	Net Sketched Area:	3,186	Total:	380,618

Size Ad	1848	Gross Are	3739	FinArea	2162

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	